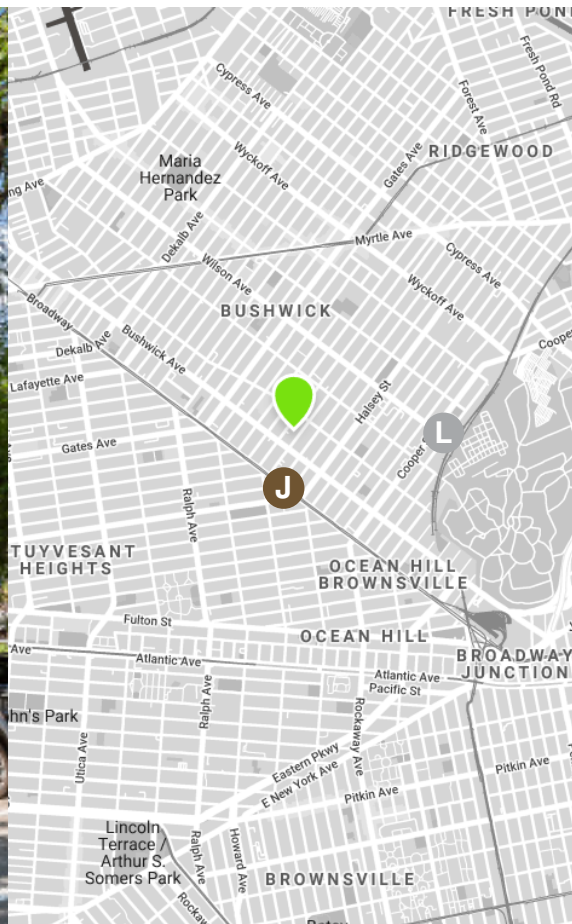


IPRG

1115 JEFFERSON AVENUE BROOKLYN, NY 11221

CLOSED



SALE PRICE

\$2,105,000

PROPERTY DESCRIPTION

BLOCK & LOT:	03381-0054
NEIGHBORHOOD:	Bushwick
CROSS STREETS:	Evergreen & Bushwick Ave
BUILDING DIMENSIONS:	20 ft x 45 ft
LOT DIMENSIONS:	20 ft x 100 ft
ZONING:	R6
FAR:	2.43
TAX CLASS:	2B

INVESTMENT HIGHLIGHTS

2,700

Approx. SF

4.35%

Current Cap Rate

\$779

Price/SF

2 Apartments

of Units

17.50x

Current GRM

\$1,052,000

Price/Unit

DEREK
BESTREICH
718.360.8802

STEVE
REYNOLDS
718.360.8807

TOM
REYNOLDS
718.360.8817

BRIAN
DAVILA
718.360.8849